

**Department of
Conservation and
Development**

30 Muir Road
Martinez, CA 94553

Phone: 1-855-323-2626

**Contra
Costa
County**



John Kopchik
Director

Jason Crapo
Deputy Director

MaureenToms
Deputy Director

Deidra Dingman
Deputy Director

Ruben Hernandez
Deputy Director

Gabriel Lemus
Assistant Deputy Director

November 9, 2023

**NOTICE OF PUBLIC REVIEW AND INTENT TO ADOPT A
PROPOSED MITIGATED NEGATIVE DECLARATION**

Pursuant to the State of California Public Resources Code and the "Guidelines for Implementation of the California Environmental Quality Act of 1970" as amended to date, this is to advise you that the Contra Costa County Department of Conservation and Development, Community Development Division, has prepared an initial study evaluating the potential environmental impacts of the following project:

- 1. Project Title:** Century Oaks Court Three-Lot Minor Subdivision
- 2. County File Number:** CDMS21-00014
- 3. Lead Agency Name and Address:** Contra Costa County
Department of Conservation and Development
30 Muir Road
Martinez, CA 94553
- 4. Contact Person and Phone Number:** Grant Farrington, Planner II
(925) 655-2868
- 5. Project Location:** 30 – 32 Century Oaks Court in the San Ramon area of unincorporated Contra Costa County (Assessor's Parcel Number 211-010-035)
- 6. Applicant/Project Sponsor's Name, Address, and Phone Number:** Chuck McCallum
Kier + Wright
2850 Collier Canyon Road
Livermore, CA 94551
(925) 245-8788

- 7. Description of Project:** The proposed project is approval of a Tentative Parcel Map (TPM) for a three-lot Minor Subdivision application to subdivide a 20.07-acre parcel located at 30 -32 Century Oaks Court into a 9.20-acre Parcel A, a 5.42-acre Parcel B, and a 5.45-acre Parcel C. Access to the parcels would be provided by Road A, a private road that is currently partially paved to provide access to Parcel A with the remainder an existing gravel roadway that would be paved to provide access to Parcel B.

Two existing single-family residences are located on Parcel A, including the original residence on the northeastern portion of the resultant parcel and a second residence permitted under Land Use Permit CDLP20-02054. The TPM shows building pads to accommodate future single-family residences, including a building pad on Parcel B south of Road A and a building pad north of Road A on Parcel C; however, development of residences on these resultant parcels is not part of the proposed project. The TPM indicates no future development on the remainder of the project site.

- 8. Surrounding Land Uses and Setting:** The project site is located at the western terminus of Century Oaks Court, a road that is located within the City of San Ramon. The San Ramon city limit is located along the eastern property line of the project site and the Alameda County line is approximately 1.13 miles to the west. Parcels in the immediate vicinity to the east have all been developed with single-family residential uses and nearby lots to the north and south are predominantly underdeveloped or agricultural due to the topography in the area. Beyond the immediate vicinity, commercial and retail business areas are located adjacent to the single-family residential development.

The project site is a 20.07-acre agriculturally zoned lot that has been developed with two existing single-family residences located on the northernmost portion of the property north of Road A within the A-4 Agricultural Preserve District. The remainder of the site that is generally south of Road A is within the A-2 General Agricultural District and is undeveloped except for access roads, including the gravel Road A that traverses the site in an east-west direction just south of the existing residences and a dirt Road B that traverses the site in an east-west direction to the south of Road A. The project site is varying topography ranging from 660 feet near the southwest and northwest corners of the site, 640 feet along the western and northern portions of the site portions of the site, to 550 feet near the southeastern portion of the site, with a persistent slope that is typical of the surrounding area in the San Ramon hillside.

- 9. Determination:** The County has determined that without mitigation the project may result in significant impacts to the environment. Therefore, pursuant to California Code of Regulations Section 15070, a Mitigated Negative Declaration/Initial Study has been prepared which identifies mitigation measures to be incorporated into the project that will reduce the impacts to less than significant levels. Prior to adoption of the Mitigated Negative Declaration, the County will be accepting comments on the Mitigated Negative Declaration/initial study during a 21-day public comment period.

The Mitigated Negative Declaration/Initial Study can be viewed online at the following link: [California Environmental Quality Act \(CEQA\) Notifications | Contra Costa County, CA Official Website](#) or upon request by contacting the project planner. Any documents referenced in the Mitigated Negative Declaration/Initial Study can be provided upon request by contacting the project planner.

Public Comment Period – The period for accepting comments on the adequacy of the environmental document will extend to **5:00 PM, Wednesday, November 29, 2023**. Any comments should be submitted in writing to the following address:

Contra Costa County
Department of Conservation & Development
Attn: Grant Farrington
30 Muir Road
Martinez, CA 94553

or via email to: grant.farrington@dcd.cccounty.us

The proposed Mitigated Negative Declaration and the proposed project will be considered at a meeting of the County Zoning Administrator. The hearing date before the County Zoning Administrator has not yet been scheduled. Hearing notices with instructions on how and/or where to attend the meeting will be sent out prior to the finalized hearing date.

Additional Information – For additional information on the Mitigated Negative Declaration and the proposed project, contact Grant Farrington by telephone at (925) 655-2868, or email at grant.farrington@dcd.cccounty.us.

Sincerely,



Grant Farrington
Planner II
Department of Conservation & Development

cc: County Clerk's Office (2 copies)

attachment: Vicinity Map

30-32 Century Oaks Court Vicinity Map



Legend

- Maintained Roads
- City Limits
- Unincorporated
- Highways
- Highways Bay Area
- Maintained Roads
- Water Bodies
- County Boundary
- Bay Area Counties
- Assessment Parcels
- Aerials 2019**
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3
- World Imagery**
 - Low Resolution 15m Imagery
 - High Resolution 60cm Imagery
 - High Resolution 30cm Imagery
 - Citations

1: 9,028



0.3 0 0.14 0.3 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

Contra Costa County -DOIT GIS